

**SUN VALLEY ELKHORN ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES
Thursday, March 22, 2018
Minutes**

AGENDA BUSINESS ITEMS

1. Review and Approve Financial Reports – <i>December, January & February 2017/18</i>
2. Rezoning Open Space – Sunrise Park & Skyline Drive - Status
3. Annual BBQ Update
4. Mountain Rides – Summer Red Route
5. Dog Waste Bins – ERC Program

IN ATTENDANCE

Board Members	Staff, Counsel & Others
Dave Galloway, President	Jim Laski, Legal Counsel
Jim Monger, Vice President	Chuck Williamson, Staff
Karen Curry, Treasurer	Darlene Kuehn, Staff
Grady Burnett, Director	Sue Ahern, Staff
Anita Northwood, Director	Jon White, Staff
Laurie Fitzpatrick, Director	
Peter Jarvis, Director	Owners and Others:
	BC Young – 4603 Arrowwood
NOT PRESENT	Paula Snyder – 213 Sunrise
Nancy Auseklis, Secretary	Joyce Fabre – Morningstar 728
Harry Griffith, Director	Craig Randle –Morningstar 728
	Larry Gullickson – 7 Aspen Lane

CALL TO ORDER

President, Dave Galloway, called the meeting to order at 2:05 p.m.

ESTABLISHMENT OF A QUORUM

A quorum was established with seven (7) Directors in attendance.

REPORT FROM SUN VALLEY MAYOR

Tabled – Mayor was unavailable.

OWNERS ADDRESSING THE BOARD

BC Young – 4603 Arrowwood – Mr. Young requested clarification of OR-1, OS and REC Zoning. Discussion followed. (*See Rezoning Open Lands OR-1 to REC – Business Item 1*). Mr. Young was informed that while the Board was accepting owner's comments some discussion with regard to the rezoning of SVEA common land would be held in executive session. Executive session discussion was due to potential litigation with regard to the Skyline Parcel rezone. Mr. Young requested his objection be reflected in the minutes as to the Boards decision to discuss zoning matters in executive session.

Larry Gullickson – 7 Aspen Lane – Mr. Gullickson expressed his concerns over the abundance of dog waste bags left behind on many of the trails throughout Elkhorn. Pet owners take the time to bag the waste; however, the waste is then left on the side of the trail. This has become very unsightly and often non-biodegradable bags are used which will remain forever along the trails or in a landfill. Mr. Gullickson is worried that if SVEA implements a dog waste disposal program, providing pet owners with plastic bags, the situation may worsen. Mr. Gullickson expressed that if SVEA pursues a dog waste disposal program the pet owners need to be educated about disease and proper disposal.

Joyce Fabre – Morningstar 728 – Expressed there is not an ideal solution to the dog waste issue. Allowing pet refuse to deteriorate naturally in the open spaces, and not properly disposing, poses a threat to nearby water sources and potential disease being transmitted to other animals.

APPROVAL OF FINANCIAL REPORTS

The financial statements for December, January and February 2017/18 were provided to all Board Members prior to the meeting.

MOTION: Jim Monger moved to approve the financial reports as submitted, Karen Curry seconded, and the motion passed unanimously.

BUSINESS

1. Rezoning Open Lands OR-1 to REC

Dave Galloway explained to those present that SVEA is attempting to zone some of the common land from OR-1 to REC as previously agreed to by the City and identified on the future land use map. OR-1 and REC zoning are essentially the same; however, OR-1 zoning, which no longer exists as a zoning designation, was broader in its development description than that described in REC zoning. Dave explained that over 1800 acres of the common land in Elkhorn, owned by SVEA, was all zoned OR-1 prior to the City eliminating this zoning designation. SVEA is attempting to preserve some OR-1 land as REC for future recreational use as may be decided upon by the Elkhorn owners. The rezone of the Skyline Parcel is in accordance with the Future Land Use map zoning designation for that parcel. Chuck explained the Sunrise Park parcel is being rezoned from OS to REC to correct an administrative zoning error. The Sunrise Park was rezoned, by the City, from OR-1 to OS creating a situation where the current park usage is non-conforming with the current zoning on that property. Jim Laski stated that Sunrise Park can continue to be used as it has been as a pre-existing use, non-conforming use. Chuck explained that without a rezone to REC any future improvement, if ever desired by the owners, could be difficult to achieve without the rezone to REC.

2. Annual BBQ Update

Sue Ahern reported on the plans for the revised annual owners barbecue format. The Owner barbecue is scheduled for July 25, starting at 6:00 p.m. Sue explained that there will be five local vendors providing various food items as follows:

- a. Smokey Bone BBQ – Brisket & Cole Slaw
- b. K.B.'s – Fish Taco's (Mahi Mahi)
- c. The Haven – Fruit Skewers and Falafel Salad
- d. Jane Petersen – Quinoa Salad
- e. Bigwood Bread – Rolls and Cookies

Food stations will be set up on the basketball court area. This will help the vendors in their setup and provide a means to control the flow of people through the various food stations. The open bar and music will be placed in convenient locations within the Park.

Sue reported the number of owner participants must be strictly limited to 350. This is a change from previous years where SVEA allowed late reservations. This limitation will be necessary to insure enough food is available for all owners and guests. A waiting list will be maintained for last minute cancellations. Each owner will be given a food ticket which allows a one-time pass through the vendor court. The ticket will be handed over to staff at the station where guests pick up dinner plates and utensils. After everyone has had an opportunity to eat, it will be announced guests may go back through the food court area for as long as food remains available.

3. Mountain Rides – Summer Red Route

Chuck reported that he and Dave Galloway have attended recent Mountain Rides Board meetings to promote the possibility of a modified red route summer bus service. Chuck explained that during the last meeting he attended the Mountain Rides Board was considering an evening Thursday, Friday and Saturday bus service to accommodate Elkhorn resident travel into Ketchum for dining and special events. Service

would run from 5:00 p.m. to 10:00 p.m. Joyce Fabre, former Mountain Rides Board Member, explained that prior to her resignation the Mountain Rides Board agreed to the limited bus service due to \$20,000 in savings from a planned modification to the expanded Hailey services. Joyce proposed and supported that excess funds recovered from the Hailey services be redirected towards the Elkhorn summer bus service. Joyce encouraged the Board and Staff to attend Mountain Rides Board meetings and express support at the City of Sun Valley for continued bus service in Elkhorn.

4. ERC Dog Waste Bins

Karen Curry reported that she had been approached by several Elkhorn owners requesting that SVEA consider installing dog waste stations in various locations in Elkhorn. Karen explained that she contacted the ERC (Environmental Resource Center) as they were the only group or business offering complete pet waste disposal services in the Wood River Valley. Karen expressed that she was trying to avoid using SVEA staff to take on this responsibility. Chuck stated that he proposed a matching donation program for Board discussion so that if SVEA participates in the ERC program it might be possible to obtain 4 to 5 containers with matching donations. The cost for each ERC container is \$2,500 which initiates a 2 year waste disposal program. After two years, each station would cost \$1,000 annually to continue. Chuck reported the cost to provide SVEA owned pet waste stations would be approximately \$1,000 per year per station with bag replacement and waste disposal expenses. Dave Galloway expressed that with number of sheltered bus stops it may be possible for SVEA to provide dog waste bags at these locations. The sheltered bus stops have trash containers at most if not all locations. Dave requested staff to provide the following information for Board consideration at the next meeting:

- 1) Approach the City and investigate the possibility of SVEA providing dog waste bags at each of the bus stops where trash containers are available. If agreed to by the City, determine the total cost of providing pet waste disposal bags on an annual basis.
- 2) Develop an ERC waste station location plan. Review the location plan with City officials to determine if SVEA would be allowed to place the ERC waste containers in the areas desired.

All present agreed. Mr. Young requested Board consideration for locating a pet waste station on Independence Creek road. Independence Creek road has become a very popular with pet owners using the hiking trails and dog waste is becoming a significant problem in this area.

STAFF REPORT

The Staff Report was distributed to all Board members prior to the meeting. Those present had no questions or comments. Staff reported on the following:

Association Management Software Update – Over the winter months the tennis scheduler is being modified to allow for single entry group and/or clinic reservations. Staff is reviewing modifications to management software allowing owners to make on-line tennis and pickleball court reservations. Other software modifications being reviewed include electronic door/gate lock management and controls.

Amenity Operations

Harker Pool – Closed – No Report.

Village Pool – Water softener repairs were completed. Staff is reviewing the use of engineered quartz material for shower walls for better maintenance and appearance.

Common Areas/Open Space Trails – A new trail head sign was installed for the Prospector trail last fall. City parking signage will be placed in the spring and test area will operate through the 2018 summer season.

Ponds – The Village Pond sub-surface aerator was replaced after malfunctioning. The subsurface aerator assists in fish survival during the winter months.

Harker Park – Closed for winter.

Tennis Facilities – New door/gate locks and amenity card scanners were ordered for programming and testing. Bids have been received for installing the amenity card scanners and locks for electronically managed Harker tennis restroom and Village pickleball court access. The pickleball Acoustifence panels were removed during the winter months due to potential fence damage from high winds. The Executive Committee approved a capital budget revision to paint four (4) pickleball courts on court 8 to painting lines only on court 3. This pickleball court relocation will centralize all pickleball activity in the Village. This alteration will reduce overall court painting costs and allow for funds to be redirected towards electronic lock installation and applying foam sound absorption sheets adhered to the Acoustifence panels. Tennis Pro Collin Fehr will not be returning this summer season. Resort Sports is in the process of replacing Collin with another qualified professional. SVEA Tennis Director Scott Teller is scheduled to return and will implement a Women’s Summer Challenge tennis program which is designed to replace the USPTS Ladies Day program.

The ADC and General Restrictions Compliance Report – The report included new and current construction projects and report on violations processed over the last quarter.

Dues Collections

Currently, there are fourteen (14) properties that are over 120 days past due. In 2017, there were six. Total dollar amount past due is approximately \$11,000. One property is bank owned. Five properties are not responding to phone calls or mail enquiries. Liens will be applied in accordance with collection policies.

Lounge Usage

From March 2017 to March 2018 the lounge and/or the BBQ area has been used by homeowners a total of 31 times; a slight decrease from the 33 uses reported from March 2016 to March 2017.

COMMITTEE REPORTS

1. **Finance/Long Range Planning Committee** ~ Chuck reported that over the past 6 months SVEA has purchased the following Treasury Bills investments:

10-12-17	52 Week-Tbill	\$100,000 – 1.38%
11-09-17	52 Week-Tbill	\$100,000 – 1.50%
12-07-17	52 Week-Tbill	\$100,000 – 1.67%
01-04-18	52 Week-Tbill	\$100,000 – 1.80%
02-01-18	52 Week-Tbill	\$100,000 – 1.85%
03-05-18	26 Week-Tbill	\$ 50,000 – 1.85%

The interest earned on Treasury Bills is approximately 5 to 10 times higher than previously earned on savings, CD’s and money market accounts.

2. **Communications Committee** ~ Grady Burnett reported the Communications Committee met on March 20th. Ira Shepard stepped down from the committee and was replaced by Elkhorn owner Shane Harris. Shane has a good marketing background and recommended several ideas for improvements to SVEA communications with the owners. The Committee reviewed the new welcome packet and suggested ideas for an improved cover to enhance the overall appearance. The members discussed the use of social media and ways to improve interaction with property owners and their family members. The committee tabled online voting discussions until such time as the software becomes available. Committee members discussed the Mayors request for waiving SVEA dues for first responders owning property in Elkhorn. Committee members expressed concern with sponsoring fund raisers and the long term commitment questions fund raising may present.

3. **Executive Committee** – Dave Galloway reported that the Executive Committee approved a capital budget increase for the Harker Center curb repair scheduled in the spring. In addition, the committee approved a capital budget modification for installing additional sound mitigation foam padding and electronic locks on the pickleball courts. Funds allocated to repaint court 8 will be redirected towards the additional sound mitigation and gate lock projects. The committee received and reviewed the pickleball sound analysis from Dr. Willis with Spendiarian & Willis Acoustics & Noise Control LLC.

4. **Governance Committee** ~ No Report

5. **Recreation Committee** ~ Anita Northwood, Committee Chair, reported the activity programming is being finalized with several new activities planned for the summer season. Anita reported the 9 and Dine events will not be held this summer; however, the golf course will again be offering Tuesday Fish and Chips and Friday Burger nights. All successful programs from 2017 are planned to return in 2018.

6. **Sub Association Liaison Committee** – No Report.

7. **Tennis** – Chuck reported the tennis programming is being finalized and should be ready to for publishing in the upcoming week. Mr. Young requested that junior tennis programs be held on courts located away from the Arrowwood condominiums.

8. **Water Committee** – No Report (*Awaiting recent usage numbers from Sun Valley Water and Sewer*)

OTHER BUSINESS

None

EXECUTIVE SESSION

Motion: Peter Jarvis moved to approve moving into executive session for the purpose of discussion of the following:

- 1) The rezoning of Skyline Parcel #2 from OR-1 to REC;*
- 2) The release of the pickleball sound study;*
- 3) The holding of a fund raiser for First Responders.*

Jim Monger seconded, and motion passed unanimously.

Motion: Peter Jarvis moved to come out of Executive Session, Laurie Fitzpatrick seconded, and motion passed unanimously.

Motions as a result of Executive Session:

Motion: Peter Jarvis moved to approve that staff contact Mr. Barker and release the Fairway Nine II sound study as prepared by Dr. Willis, Karen Curry seconded, and motion passed unanimously.

Motion: Peter Jarvis moved to approve that staff write a letter to Summit owner, Mr. Paul Vida, informing him of the change in pickleball venue and the moving of pickleball activity from court 8 onto court 3, Jim Monger seconded, and motion passes unanimously.

Motion: Peter Jarvis moved to re-enter Executive Session, Jim Monger seconded, and motion passed unanimously.

Motion: Anita Northwood moved to come out of Executive Session, Jim Monger seconded, and motion passed unanimously.

Motion as a result of Executive Session:

Motion: Anita Northwood moved to approve that Staff and Legal Counsel proceed with the Skyline Parcel #2 rezone application and be given the authority to withdraw the rezone application if overly restrictive conditions are imposed, Jim Monger seconded, and motion passed unanimously.

Motion: Karen Curry moved to re-enter Executive Session, Peter Jarvis seconded, and motion passes unanimously.

Motion: Peter Jarvis moved to come out of Executive Session, Jim Monger seconded, and motion passes unanimously.

Motion as a result of Executive Session: None

Staff was directed to notify Sun Valley Mayor, Peter Hendricks, SVEA would be unable to assist with fund raising efforts to aid in the payment of association dues on behalf of first responders owning property in Elkhorn. Board members wanted to express that they very much appreciate and value everything these individuals do for the community.

ADJOURNMENT

With no further business Dave Galloway adjourned the meeting at 4:55 p.m.

Respectfully Submitted,

 /s/ Dave Galloway
Dave Galloway, SVEA President

SUMMARY OF MOTIONS, DECISIONS & ACTION ITEMS

Motion or Decision	Page #
Motion to approve Financial Reports for December, January & February 2017/18	2
Motion to Move into and out of Executive Session	5-6
Motion to Approve release of pickleball sound study to Fairway Nine II owner Mr. Barker	5
Motion to Approve notifying Summit I owner, Mr. Paul Vida of pickleball court relocation at Village	5
Motion to Approve pursuing the Rezone of Skyline Parcel #2 by Staff and SVEA Legal Counsel	6

ACTION ITEMS	
Who	Does What
Chuck	Continue Pursuing Summer Bus Service
Chuck/Jim Laski	Continue with rezone of Sunrise Park and Skyline Parcel #2
Chuck	Pursue dog waste bag stations at Sheltered Bus Stops w/ trash containers
Chuck	Pursue ERC waste bin locations and finalize program for Board consideration.
Chuck	Write Letter to City about SVEA inability to assist in fund raising efforts.